

**JAMUL DULZURA
COMMUNITY PLANNING GROUP
FINAL MINUTES
Tuesday, June 22, 2010
(Approved July 13, 2010)
Oak Grove Middle School Library
7:30 pm**

1. **Call to Order:** Dan Kjonogaard called the meeting to order at 7:30 p.m.
2. **Roll Call Present:** Jonathan Shultz, Dan Neirinckx, James Talbot, Yvonne Purdy-Luxton, Wythe Davis, Dale Fuller, Michael Casinelli, Earl Katzer, Judy Bohlen, and Dan Kjonogaard

Absent: Randy White

Excused: Frank Hewitt, Krishna Toolsie, Janet Mulder, Steve Wragg

3. **Motion to approve the Agenda for June 22, 2010 as posted 72 hours before the meeting and the Minutes for June 8, 2010 as written. Motion carried unanimously.**
4. **Open Form - Opportunity for public to speak on any item not on the agenda - limit 3 minutes**
 - a. **Jonathan Shultz will be absent at the next meeting 7/13, Michael Casinelli will be absent 7/27**
 - b. **Michael Casinelli** commented about an Otay Water presentation in the past regarding the new pump station at Peg Leg Mine Road and Lyons Valley Road. That the completed facility looks more like a prison with the fencing and razor wire. **No drawings were presented at the meeting, however the drawings were presented to Michael a few days after the meeting and that the fence has barbed wire not razor wire as reflected in the minutes. (Bolded words are the correction to the minutes from 7/13/10).** Other members of the CPG agreed with Michael's comments. Dan Kjonogaard recommended that Michael contact Mark Watton, General Manager of Otay Water District and provide him with his comments.
 - c. **Dan Neirinckx** commented on a copy of a letter from Jack Phillips, Chair of Valley de Oro Planning Group, addressed to Supervisor Jacob regarding, Discussion on Alternatives for Community Representation.
 - d. **Yvonne Purdy Luxton** announced that their will be memorial service for the slain Border Patrol Agent this coming Saturday, June 26.

5. **SDG&E Jamul Proposed Substation – Jim Talbot** reported that he had talked to Don Parent and that SDG&E is still trying to set up a meeting with Otay Land Development.
6. **P10-013 Mobilitie LLC, Cell Site @ 19151 SR 94, Barrett Junction – Yvonne Purdy-Luxton.** **Dan Neirinckx** recuse himself and moved to the audience, due to a conflict of interest. **Dan Kjonagaard** had spoken to the applicant, Lior Avraham, Zoning Manager, representing Mobilitie LLC and reviewed the package. The parcel is located in the community of Dulzura, 40.19 acres, currently zoned A-72, access to the site is via an existing all weather road. Mobilitie is requesting a Major Use Permit to construct multiple cell sites at this location, the ultimate build out would be two (2) 45 ft. faux mono-broadleaf trees and four (4) associated equipment shelters. The proposed faux tree will carry up to twelve (12) panel type antennas covering three (3) sectors, with up to four (4) antennas per sector. The proposed pre-fabricated concrete equipment shelter(s) will measure 10 ft. x 16 ft. x 10 ft. height and would be located adjacent to the base of the faux tree(s). Ultimately there would be two (2) cellular providers at each faux tree (2). The first tenant will be Verizon Wireless; the remaining three (3) are undetermined at this time. The initial build will consist of the placement of one (1) faux tree, one (1) equipment shelter and one (1) emergency generator/enclosure. There will be additional broadleaf trees planted in proximity of the improvements and they will be watered from an existing well. **Lior Avraham** of Mobilitie LLC brought plans and photo simulations for our review. **Lior Avraham** stated that Verizon has limited coverage for this area and this would bridge the gap in coverage for this area. **Yvonne Purdy-Luxton** feels that this site is needed for coverage for this area. **Lior Avraham** stated that the County of San Diego has indicated that the equipment buildings and antennas should be clustered than the renderings indicated. **Michael Casinelli** questioned having other carriers sharing the sites and Lior indicated that the County is urging carriers to share sites. **Jim Talbot** asked about the fencing around the leased area and what is the County going to be asking for on the revisions? **Lior Avraham** stated that DPLU would like to see the fencing removed or to plant landscaping material around it. **Yvonne Purdy-Luxton** asked about the size of the generator. According to **Lior Avraham**, the generator will be located inside a block enclosure for the purpose of sound deadening. **Lior Avraham** indicated that Mobilitie LLC is expecting revisions from the County of San Diego. **Dan Neirinckx** said that another company came before the planning group about 8-10 years ago and the tower that was proposed was much higher. **Dan Neirinckx** asked if **Lior** has contacted Sprint regarding their proposed cell site that had been approved, because of its close proximity. **Lior Avraham** said the Sprint application had expired based upon information he received from the County of San Diego.

Dan Kjongegaard moved that we accept the plan in concept only; consisting of 2 -45' trees, 4 buildings with generators contained in block enclosures, to be the same color and texture finish of the residence, a faux roof matching the style and pitch of the residence. Place fencing around the A/C units at all 4 buildings, containing sound deadening material. Provide a detailed landscape plan that would contain a planting schedule and an irrigation detail. When the site is abandoned that it be "broom finished" and returned to its natural state. Motion passed--9 yes, 1 no - Yvonne Purdy-Luxton as she feels that 4 cell sites at one location is too many.

- 7. P09-024 Verizon Wireless Lyons Valley Cell Site @ 15598 Leoney Lane – Dan Kjongegaard.** Ted Marioncelli, Zoning Manager with PlanCom, who represents Verizon, brought this cell site before our group at the December 8, 2009 meeting. At that time we recommended the location of the site as presented, with a faux tree with a maximum height of 35 ft.; using a split air conditioning system to decrease the noise, bring back clarification of possible open space conflicts and other possible faux antenna construction options. DPLU issued a Scoping Letter dated December 17, 2009, citing three items for change; replace the faux tree with a faux water tower, remove existing shed in off-site open space / remove truck box (truck trailer) located in side yard setback, and relocate proposed equipment compound. Dan Kjongegaard has reviewed the resubmitted plans and revised photo simulations; the proposed faux tree has been replaced with a faux water tank, forty-five (45) feet in height. The 11 foot 6 inch x 16 foot x 10 foot in height pre-fabricated concrete equipment building has been replaced by a 33 foot x 12 foot x 16 feet 8 inches in height wood framed equipment building which will also house the generator. The two (2) air conditioning units will be located outside but adjacent to the building. **Ted Marioncelli** presented the revised plans and stated that their had been concerns about the open space easement and that it has been re-plotted, they have agreed to have the shed removed which is actually not on the property, the truck body that is located on the site will also be removed. There will be no fencing and the generator will be housed in the building with sound deadening material. **Dan Kjongegaard** wanted to know what type of fire protection this building has. Ted indicated that there is most likely a firewall inside the building. **Dan Kjongegaard** would like to see a "sound deadening" fence located around the air conditioning units. **Michael Casinelli** would like to see the height size reduced from 45' but understands the need for technology. **Dan Neirinckx** asked about neighbor objections because of the use of a private road and wanted to know if this has been worked out. **Ted Marioncelli** indicated that Verizon will have legal access to the site per DPLU standards. **Dan Kjongegaard moved that we accept the plans as proposed with the exception of adding the "sound deadening" fence located around the air conditioning units. When the site is abandoned that the site be "broom finished" and returned to its natural state. Motion passed – 10 yes – 0 no.**

8. Guidelines for Determining Significance to Wildland Fire and Fire Protection – Steve Wragg. **Jim Talbot** had reviewed the guidelines and found that it was simply a house keeping matter and it included updates of the fire codes.

9. General Plan Update Ordinance Consistency Review – Dan Neirinckx
Dan Neirinckx stated that he had no recommended comments to forward to DPLU regarding the consistency review. He did however, have the following comments of interest to note. Lot Area Averaging Purpose and Intent section was reworded in part to read “The purpose of lot area averaging is to allow flexibility in lot size, encourage site design that avoids environmental resources, preserves open space areas, and responds to unique site and area features”. Under Required Findings to allow for lot area averaging one of the required findings is “The harmful effect, if any, upon desirable neighborhood character, including a finding that all lots in the subdivision which adjoin neighboring properties are compatible in size and shape to the adjoining lots unless such adjoining area is to be preserved for open space or that adequate buffering has been provided to eliminate any harmful effect to neighboring properties”. Section 6867 (Nonconforming Use- Damage or Destruction of Structures) eliminated many detailed restrictions and now read “If the structures containing any nonconforming use is damaged or destroyed, said structure may be reconstructed, repaired or rebuilt to the predamaged size as lawfully existed prior to the damage or destruction.”
The Draft RPO change that he commented on was concerning the required slope analysis requirements. The new requirement would eliminate the less than 15% slope category. The required categories would be Less Than 25%, 25% to 50%, and 50% and greater.

10. TPM21108 Joshua Allen Notice of Final Approval – Wythe Davis located on the corner of Proctor Valley and Maxfield Road. Final approval was granted with no significant changes from our CPG recommendations.

11. Jamul Indian Village Casino Status Report and Recommendation
No comments

12. JDCPG Officer’s Announcements and Reports:

- **Meeting with DPLU Saturday, June 26, 2010, 9 am, 5201 Ruffin Road, San Diego. Discussion on Alternatives for Community Representation.**
- **Meeting with Department of Parks and Recreation Wednesday, June 30, 2010, 11 am or 6:30 pm, Lakeside Community Center, 9841 Vine St., Lakeside. Discussion on the future of Parks and Recreation.**
- **Candidate filing for 2010 General Election for even numbered seats on Community Planning Group begins on July 12 and ends on August 6.**

- **On the 6/22/10 BOS agenda, it was indicated that Supervisor Jacob was going to recommend contributing \$500,000 of the Neighborhood Reinvestment Program to the East County YMCA, to be used toward the construction of the pool facilities at the Rancho San Diego facility. The total construction estimate is \$3,000,000. Some members of the JDCPG voiced displeasure of any tax payer money being used for private or semi-private projects.**
- **Final Agenda for Board of Supervisors 6/22/10 & 6/23/10 – no items were on the agenda in the JDCPG area.**
- **POD10-007 Wind Turbine System Revisions, to be reviewed by Dan Neirnckx.**

Adjournment: Dan Kjongegaard adjourned the meeting 9:12 p.m. reminding us that the next regular meeting is **July 13, 2010 at 7:30 p.m. at OAK GROVE MIDDLE SCHOOL LIBRARY**

Respectfully submitted,
Judy Bohlen, Acting Secretary